

**Bountiful City**  
**Planning Commission Minutes**  
**April 7, 2015**  
**6:30 P.M.**

Present: Chairman – Tom Smith; Planning Commission Members – Mike Allen, Dave Badham, Von Hill, Sean Monson, and Sharon Spratley; City Council Representation – Richard Higginson; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

Excused: City Attorney – Russell Mahan

**1. Welcome and Introductions.**

Chairman Tom Smith opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for March 17, 2015.**

Sharon Spratley made a motion to approve the minutes for March 3, 2015 with the following correction:

Item 5 - Page 3, “Sean Monson discussed that the variance did not meet the requirements of applicable covering statute. ~~approval of the variance being a unique situation.~~”

Richard Higginson seconded the motion. Voting passed 7-0 in favor.

**3. Consider preliminary approval for a Medical Office Building at 214 West 1500 South, Renaissance Town Center, Bruce Broadhead, applicant.**

Aric Jensen representing Knowlton General and Bruce Broadhead and Ray Bryson, applicants were present. Chad Wilkinson presented the staff report.

The applicant, Renaissance Towne Properties LLC, is requesting preliminary site plan approval for an approximately 28,000 square foot medical office building located within the C-G zone within the Renaissance Towne Center commercial mixed use planned unit development (PUD) Phase 2.

The proposed 28,000 square foot medical office building will replace a small medical office building currently on site. The property is located adjacent to an existing gym to the west, a convenience store to the south and multifamily residential zoning to the east and north. As a part of the original PUD approval in 2000, the required setbacks and height limitations for the C-G zone were waived, allowing flexibility in design and for buildings to be located closer to the property lines. The proposed structure will be built right to the property line on the east and north sides. On the south side the building will be setback from the property line approximately 10 feet. The structure is three stories in height with parking located on the first story under the building footprint. Access to the site will be from two

existing driveways located on the northeast and southwest portions of the site. According to the applicant, the building will be constructed with a steel internal skeleton and a tilt up concrete exterior. The exterior surface of the tilt up panels is an architectural finish with cast reveals and detailing.

Staff recommends preliminary approval for a Medical Office Building at 214 West 1500 South with the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance and consistent with the original PUD approval.
3. Submit a lighting plan showing compliance with Section 14-15-107 of the Zoning Ordinance.
4. Complete any modifications required by conditions of the Planning Commission for preliminary approval.
5. Within 6 months of the Planning Commission recommendation, submit to the City Council for final approval.

Mr. Allen asked about the reason why this building was being placed in this location and not in the other portion of the property. Mr. Broadhead mentioned that the tenant wanted to use this proposed property and that there are other plans for the remainder of the property to the south.

Members discussed the parking structure and the finished look of the building. The members mentioned concern for the setbacks and building height close to the round-about intersection. The applicants mentioned the softening of the round corner of the proposed building. Utilities are contained in the northeast corner and will remain landscaped.

Mr. Broadhead discussed the commercial and residential area for the bus transit system.

Sean Monson made a motion to recommend to the City Council preliminary site plan approval for a Medical Office Building at 214 West 1500 South, Renaissance Towne Center, Bruce Broadhead, applicant. Richard Higginson seconded the motion. Voting passed 5-2 in favor with Chairman Smith and Sharon Spratley voting nay.

- 4. Consider approval of Findings of Facts for approval of a Variance to allow disturbance of areas with slopes greater than 30 percent and construction of retaining walls exceeding 10 feet in height within the R-F Zone for the property addressed 993 Highland Oaks Drive, Cory and Kara Chapman, applicants.**

Mike Allen made a motion for approval of the Findings of Facts for a Variance to allow disturbance of areas with slopes greater than 30 percent and construction of retaining walls exceeding 10 feet in height within the R-F Zone for the property addressed 993 Highland Oaks Drive, Cory and Kara Chapman, applicants. Chairman Smith seconded the motion. Voting was 7-0 in favor.

**5. Planning Director's report, review of pending applications and miscellaneous business.**

1. Next Planning Commission meeting to be held on April 21.
2. Next City Council meeting to be held on April 14.
3. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:53 pm.



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Chad Wilkinson, City Planner